



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt Resolution Accepting a Portion of the Improvements in Tienda Place, Unit No. 1, Tract No. 3141

**MEETING DATE:** October 16, 2002

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting a portion of the development improvements for Tienda Place, Unit No. 1, Tract No. 3141.

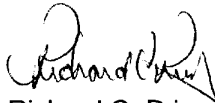
**BACKGROUND INFORMATION:** Improvements at Tienda Place Unit No. 1, Tract No. 3141, include street frontage improvements along Kettleman Lane as well as improvements within the subdivision boundaries.

The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Tienda Partners, as approved by the City Council on October 17, 2001 and amended by Council on August 7, 2002, and as shown on Drawings No. 001D043 through 001D058 and 001D141 through 001D145. The completion of the Kettleman Lane improvements has been delayed due to changes in the scope of work and the necessity of obtaining a Caltrans encroachment permit and maintenance agreement. The modifications addressing the Kettleman Lane improvements were addressed in the August 7, 2002 council communication which asked Council to approve the addendum to the Tienda Place, Unit No. 1 Improvement Agreement. Tienda Partners has requested that the completed improvements within the boundaries of the subdivision be accepted by the City prior to completion of the Kettleman Lane work. Staff feels this is a reasonable request and recommends that Council accept the improvements within the subdivision boundaries and authorize the release of the improvement security for those improvements.

The streets to be accepted are as follows:

Streets	Length in Miles
Bird Lane	0.12
Havlicek Lane	0.05
Lakeshore Drive	0.21
Magic Lane	0.13
<b>Total New Miles of City Streets</b>	<b>0.51</b>

**FUNDING:** Not applicable.

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer  
RCP/WKF/lm

cc: City Attorney  
Senior Civil Engineer - Development Services  
Senior Traffic Engineer  
Street Superintendent (w/map)  
Senior Engineering Technician - Design  
Chief Building Inspector  
Tienda Partners

**APPROVED:** 

H. Dixon Flynn -- City Manager

CACCEPTPORTION

09/27/02

RESOLUTION NO. 2002-201

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
TIENDA PLACE UNIT NO. 1, TRACT NO. 3141

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Tienda Partners, for the improvements of Tienda Place Unit No. 1, Tract No. 3141, have been substantially complied with. The improvements are shown on Drawings No. 001D043 through 001D058 and 001D141 through 001D145, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on October 17, 2001, and amended by the City Council on August 7, 2002.

2. The streets to be accepted are as follows:

Streets	Length in Miles
Bird Lane	0.12
Havlicek Lane	0.05
Lakeshore Drive	0.21
Magic Lane	0.13
<b>Total New Miles of City Streets</b>	<b>0.51</b>

Dated: October 16, 2002

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I hereby certify that Resolution No. 2002-201 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 16, 2002, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
SUSAN HITCHCOCK  
Mayor Pro Tempore  
EMILY HOWARD  
KEITH LAND  
ALAN S. NAKANISHI

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710  
EMAIL pwdept@lodi.gov  
http://www.lodi.gov

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

October 24, 2002

RECEIVED

OCT 24 2002

City Clerk  
City of Lodi

Farmers & Merchants Bank  
P.O. Box 3000  
Lodi, CA 95241

SUBJECT: Tienda Place, Unit No. 1, Tract No. 3141  
Letters of Credit No.: LC/SB #873 and LC/SB #874

The City Council of the City of Lodi, at its meeting on October 16, 2002, accepted a portion of the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Letter of Credit covering faithful performance (LC/SB #873) for the portion accepted. The Letter of Credit covering labor and materials (LC/SB #874) must remain in effect until January 14, 2003, in conformance with State law. You will receive no further correspondence regarding the release of the Letter of Credit for labor and materials unless a claim is filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/lm

Enclosures

cc: Tienda Partners  
City Clerk  
Management Analyst

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
SUSAN HITCHCOCK  
Mayor Pro Tempore  
EMILY HOWARD  
KEITH LAND  
ALAN S. NAKANISHI

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October 24, 2002

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

Mr. Darrell Sasaki  
Tienda Partners  
1806 W. Kettleman Ln., Ste. H  
Lodi, CA 95242

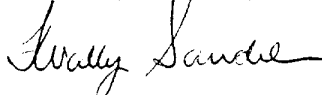
SUBJECT: Tienda Place, Unit No. 1, Tract No. 3141  
Letters of Credit No.: LC/SB #873 and LC/SB #874

The City Council of the City of Lodi, at its meeting on Wednesday, October 16, 2002, accepted a portion of the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements within the subdivision boundaries. The completion of the Kettleman Lane improvements has been delayed due to changes in the scope of work and the necessity of obtaining a Caltrans encroachment permit and maintenance agreement. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within the subdivision boundaries as shown on the approved plans.

The enclosed letter has been sent to your bank so the Letter of Credit covering faithful performance for the improvements within the subdivision boundaries can be exonerated. The Letter of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On January 14, 2003, this instrument can be released if no claims have been filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/lm

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Farmers & Merchants Bank  
Management Analyst

LACCEPTPORTIONUNIT1